

Amendment No. _____



Signature of Sponsor

FILED

Date _____

Time _____

Clerk _____

Comm. Amdt. _____

AMEND Senate Bill No. 450

House Bill No. 128*

by deleting the amendatory language of Section 2 and substituting instead the following:

(a) Except as provided in subsection (b), a homeowners' association shall not limit, by covenant, condition, restriction, or rule, the use of any sign posted to warn the public of health, safety, or dangerous natural conditions associated with water on the property when:

(1) The property owner has consulted with local or state authorities regarding a condition on the property that may pose a threat to health and safety to a person on the property and a liability, or potential liability, to the property owner; and

(2) The property contains a pond, including a retention or detention pond, or a lake, stream, river, or other natural body of water.

(b) A homeowners' association may adopt or enforce reasonable rules and regulations regarding the placement and manner for the display of the signs permitted by this section.

(c) This section does not alter, reduce, or eliminate any civil or criminal liability of a property owner for injuries arising from any condition on the owner's property.

(d) This section applies to dedicatory instruments entered into before, on, or after July 1, 2021.



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